

AMENDMENT 2007-M-03 – MAPLE VALLEY HWY CORRIDOR

DESCRIPTION: This City sponsored map amendment will evaluate King County Comprehensive Plan land use designations and zoning vis-à-vis Renton Comprehensive Plan land use designations and zoning in the Maple Valley - SR-169 Corridor for the area in the Extended Maplewood Annexation Area. The area under consideration extends east of the recently annexed Maplewood Addition and generally includes all properties fronting or accessing from SR-169, out to the Urban Growth Boundary, near 184th Avenue SE, if extended. The area currently includes single-family residential, manufactured housing/mobile home parks, apartments and condominiums, a large church, and a three-acre area zoned in the County for future retail/commercial uses.

King County's Comprehensive Plan designates everything, with the exception of a three acre site on the south side of SR-169, on the south side of the highway Urban Residential, Medium, 4-12 dwelling units per acre. The smaller area on the north side of the highway east of Ron Regis Park and west of the new 152nd Avenue SE bridge is designated Greenbelt/Urban Separator on the County's Comprehensive Plan Land Use Map. Multi-family and manufactured/mobile home areas are currently zoned R-12, Residential, 12 units per gross acre in the County and the small three acre commercial area fronting the highway, south of the new bridge, is zoned Neighborhood Business.

ISSUE SUMMARY:

1. Should Renton's existing Comprehensive Plan Land Use Map designation of Residential Low Density (RLD) shown for most of the properties fronting or accessing from SR-169 be changed to designations that better reflect properties having higher densities or where commercial uses are proposed?
2. Should individual parcels in the subject area be rezoned, consistent with these land use designations, thereby facilitating future annexation and improving land use predictability.

RECOMMENDATION SUMMARY:

Staff is recommending that the Comprehensive Plan Land Use Map be amended for portions of the 284-acre study area so that it better reflects existing uses, development patterns and densities (see Exhibit 6). Exhibit 7 shows potential zoning under these land use designations. Specifically, staff is recommending that all steeply sloped, 25 percent or greater, slopes south of the highway be given the Residential Low Density (RLD) land use designation, allowing for future Resource Conservation (RC) zoning. For existing multi-family areas with estimated net densities of 14 dwelling units per acre or above, staff is recommending the Residential Medium Density (RMD) land use designation, which would allow R-14 zoning, upon annexation.

Manufactured housing sites with net densities greater than ten dwelling units per acre are being recommended for RMD designation as well. This designation would allow either R-10, R-14, or RMH zoning in the future. Those with net densities greater than four dwelling units per acre but less than eight dwelling units per acre are being recommended for the Residential

Single Family (RS) land use designation where they could receive RMH zoning at the time of annexation. And, those manufactured/mobile home parks with net densities less than four dwelling units per acre are being recommended for the RLD land use designation, which would allow four units per net acre.

Existing single-family detached housing subdivisions with net densities greater than four dwelling units per acre but less than eight dwelling units per acre are being recommended to have the RS land use designation, which would allow R-8 zoning. Subdivisions with net densities less than four dwelling units per acre are being recommended to have the RLD land use designation, which would allow the City's R-4 zoning. No change is proposed for the three-acre site at the front of the former Aqua Barn site that has a Commercial Corridor (CC) designation. This will allow Commercial Arterial (CA) zoning.

ANALYSIS:

As can be seen from Exhibit 1, the study area is framed on the south by steep slopes many of which exceed 40 percent in slope.

Exhibit 2 depicts the study area with the current King County Comprehensive Plan Land Use Map designations for the area. On the south side of SR-169 the majority of the area is designated Urban Residential, Medium, 4-12 dwelling units per gross acre. A small three-acre portion near the intersection of 152nd Avenue SE and SR-169 is designated Neighborhood Business Center. The remaining portion of the study area north of SR-169 is designated Greenbelt/Urban Separator and zoned Urban Reserve (1 du/5 acres).

Exhibit 3 shows the current County zoning designations throughout the study area. With the exception of the former 33-acre former Aqua Barn site, the three existing manufactured home park sites, and the uphill portion of the New Life Church site, properties on the south side of SR-169 are zoned R-4, four units per gross acre. The three manufactured home sites are zoned R-12, twelve units per gross acre, and the upland portion of the New Life Church site is zoned R-1, one unit per gross acre. The smaller area on the north side of SR-169 is zoned UR, one unit per five acres. The County's R-4 zone bonuses up to six units per gross acre and its R-12 zone bonuses up to 18 units per gross acre. The former is equivalent to 7.5 units per net acre and the latter is equivalent to 22.5 units per net acre. Thus, the R-4 when bonused is almost as dense as Renton's R-8 zone and the R-12 zone when bonused is almost is denser than Renton's R-14 zone, when the later is bonused.

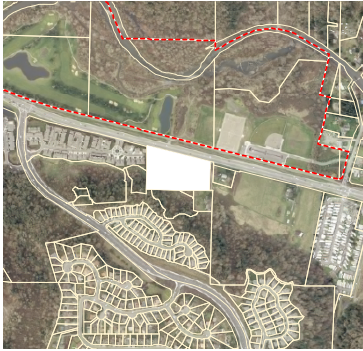
Exhibit 4 depicts the existing density of development throughout the study area on a parcel basis. Densities are depicted as gross density per acre in ranges of 0-0.9, 1-3.9, 4-5.9, 6-7.9, 8-9.9, 10-11.9, and 12 dwelling units per acre and above.

Exhibit 5 depicts the existing density of development throughout the study area on a parcel basis but with the densities shown as net densities. Generally, net density is considered as 1.25 times gross density. The same ranges are shown on this exhibit as the previous one.

Based upon these existing net densities, comparable Renton zoning would most likely be as shown on Exhibit 7.

CAPACITY ANALYSIS:

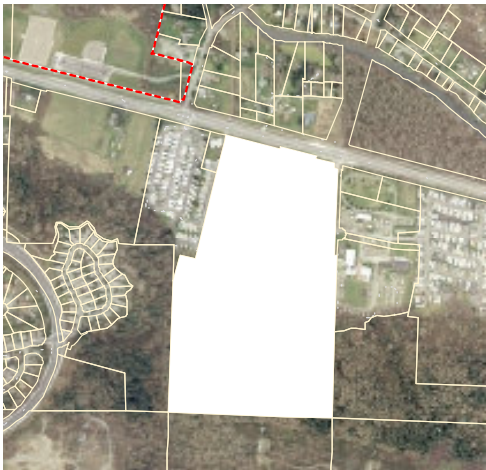
Most of the study area is currently developed with only a small portion considered vacant, if one excludes steep slopes (25 to 40 percent) and wetlands. These areas are nearly all within the proposed Resource Conservation (RC) zoning classification under the RLD land use designation. The vacant site comprises approximately 6.07-acres.



Looking at the 6.07-acre site it assumed that 5.2-acres are developable as net acreage. This site is currently being recommended as Residential Single Family (RS) with R-8 zoning. This would provide for up to 41 new single-family detached dwelling in the study area.

Figure 1. Vacant 6.07-acre vacant site proposed for RS designation

Although a Residential Multi-family (RMH) land use designation is proposed with R-14 zoning on the 55.14-acre New Life Church site, it is not anticipated to redevelop from a church to multi-family housing at any time in the near future. At some time in the future, however, the church might decide to incorporate housing as a part of their campus plan. At this time it is not possible to anticipate what percentage of the site might be used for future housing. The existing church and school are allowed uses in this zone with a Hearing Examiner Conditional Use Permit. The existing uses are permitted under King County regulations and would be vested upon annexation.



Staff are recommending that the steeply sloped southern 22-acres of this 55.14-acre site be designated RLD with Resource Conservation (RC) zoning consistent to similar areas on the north side of the Cedar River valley corridor. If twenty percent of the remaining 33.1-acres, for example, were developed with multi-family housing at some time in the future, at densities of up to 14 units per net acre, up to 92 new multi-family units could be built.

Figure 2. The 55.14-acre New Life Church site is being considered for a Residential Medium Density (RMD) designation on the front buildable 33.1-acres and a Residential Low Density designation on the more steeply sloped southern 22.1-acres.

COMPREHENSIVE PLAN COMPLIANCE:

Residential Medium Density:

Purpose: The RMD designation is intended to create the opportunity for neighborhoods that offer a variety of lot sizes, housing, and ownership options. RMD neighborhoods should include a variety of unit types designed to incorporate features from both single-family and multi-family developments, support cost-efficient housing, facilitate infill development, encourage use of transit service, and promote the efficient use of urban services and infrastructure.

Residential Single Family:

Purpose: Lands in the RS designation are intended to be used for quality residential detached development organized into neighborhoods at urban densities. It is intended that larger subdivision, infill development, and rehabilitation of existing housing be carefully designed to enhance and improve the quality of single-family living environments.

Review Criteria:	RLD to RMD	RLD to RS
<i>The request supports the vision embodied in the Comprehensive Plan, or</i>	Multi-family housing in this area is consistent with the City's vision of creating a "world-class city where people choose to live, work, and play" because of its multiple nearby open space amenities.	Providing a mixture of residential types and densities also is consistent with this objective since it allows people in different situations to live close-by and share these amenities.
<i>The request supports the adopted business plan goals established by the City Council, or</i>	The RMD designation supports the City's Business Plan goals by providing a healthy atmosphere to live and raise families in.	The RS designation supports the City's Business Plan goals by providing a healthy atmosphere to live and raise families in.
<i>The request eliminates conflicts with existing elements or policies, or</i>	Not applicable	Not applicable
<i>The request amends the Comprehensive Plan to accommodate new policy directives of the City Council.</i>	Not applicable	Not applicable

ZONING CONCURRENCY:

The study area is still in unincorporated King County and consequently concurrent zoning is not proposed at this time. Upon annexation, the recommended zoning classifications would be adopted after required public hearings.

CONCLUSION:

Staff's initial recommendations for changes to the existing Comprehensive Plan Land Use Map designations that are unveiled here appear to reflect existing development patterns and densities in this mostly built-out area along the Renton – Maple Valley Highway. Retaining the existing RLD land use designation on the more steeply sloped areas to the south will continue to allow future zoning that will protect these sensitive areas. Changing the RLD designation to the RMD land use designation as shown on Exhibit 6 will allow future zoning to reflect existing medium density multi-family housing in the area and make most of these facilities more conforming. And, changing the RLD designation to the RS land use designation, also shown here, will make existing single-family detached subdivisions with net densities greater than four dwelling units per acre more conforming, in terms of density, that under the existing RLD designation.